

N/F THE HARTFORD  
COURANT COMPANY  
PARCEL CONVEYED FROM STATE OF CONNECTICUT  
TO THE HARTFORD COURANT COMPANY  
(REF. VOL. 2439, PG. 217)

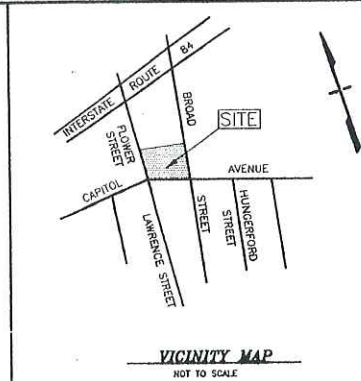
N/F THE HARTFORD COURANT COMPANY  
(REF. VOL. 1934, PG. 305)

PARCEL C  
N/F STATE OF CONNECTICUT  
1.158 SQ. FT.  
0.03 ACRES

N/F GREATER HARTFORD  
FLOOD COMMISSION

PARCEL B  
N/F GREATER HARTFORD  
FLOOD COMMISSION  
17,877 SQ. FT.  
0.41 ACRES

PARCEL A  
N/F STATE OF CONNECTICUT  
49,010 SQ. FT.  
1.13 ACRES



- MAP REFERENCES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP.
- "MAP PREPARED FOR THE 340 CAPITOL CORPORATION HARTFORD, CONN., SCALE: 1"=20' DATE: 10-10-86, REVISED TO 8-7-84, JOHN J. MOZZOCHI & ASSOCIATES."
  - "GREATER HARTFORD FLOOD COMMISSION MAP SHOWING LAND TO BE SOLD TO THE HARTFORD COURANT COMPANY HARTFORD, CONN., SCALE: 1"=40', DATE: FEBRUARY 1976, REVISED: SEPT., 1981, DEPT. OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES."
  - "LOCATION PLAN OF A PORTION OF THE PROPOSED PARK RIVER CONDUIT EXTENSION IN THE VICINITY OF BROAD STREET, FLOWER STREET AND CAPITOL AVENUE, GREATER HARTFORD FLOOD COMMISSION, HARTFORD, CONNECTICUT, SCALE: 1 INCH=40 FEET, DATE: 30 OCTOBER 1981, SHEET 1 OF 3."
  - "PLAN SHOWING PROPOSED 12' EASEMENT FROM THE STATE OF CONN. (#340 CAPITOL AVE.) TO AFFILIATED RESOURCES CORP. FLOWER ST. TO BROAD ST., HARTFORD, CONN., DATE: MAY 1988 SCALE: 1"=40' SAUL M. SARGIS, JR. & ASSOCIATE."
  - "CITY OF HARTFORD, CONNECTICUT, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SERVICES, PLAN SHOWING LANDS TO BE LEASED BY THE HARTFORD COURANT, ALAN SCHAEFER AND HENRY ZACHS FROM THE GREATER HARTFORD FLOOD COMMISSION, SCALE: 1"=40', DATE: JUNE 18, 1984, REV. 7-18-84, FRANCIS T. D'ONOFRIO."
  - "STATE OF CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES, BUREAU OF PUBLIC WORKS, AS BUILT DRAWINGS 340 CAPITOL AVE. HARTFORD CT, SITE PLAN, SCALE: 1"=30'-0", DATE: 12-13-85, SHEET A-1, DU BOSE ASSOCIATES, INC. ARCHITECTS-ENGINEERS."
  - "WATER RESOURCES DEVELOPMENT PROJECT, PARK RIVER LOCAL PROTECTION, BOX CONDUIT AT SECTION 2, PLAN AND PROFILE NO. 1, HARTFORD, CONNECTICUT, MARCH 1976, REVISED TO 4-4-88, SHEET 7, DEPARTMENT OF THE ARMY, NEW ENGLAND DIVISION, CORPS OF ENGINEERS, WALTHAM, MASS."
  - "WATER RESOURCES DEVELOPMENT PROJECT, PARK RIVER LOCAL PROTECTION, BOX CONDUIT AT SECTION 2, PLAN AND PROFILE NO. 2, HARTFORD, CONNECTICUT, MARCH 1976, SHEET 8, DEPARTMENT OF THE ARMY, NEW ENGLAND DIVISION, CORPS OF ENGINEERS, WALTHAM, MASS."
  - "WATER RESOURCES DEVELOPMENT PROJECT, PARK RIVER LOCAL PROTECTION, BOX CONDUITS AT SECTIONS 2 & 7, SECTIONS, HARTFORD, CONNECTICUT, PLATE 7A-13, DEPARTMENT OF THE ARMY, NEW ENGLAND DIVISION, CORPS OF ENGINEERS, WALTHAM, MASS."
  - "SITE PLAN PROPERTY SURVEYED FOR THE HARTFORD COURANT COMPANY BROAD & FLOWER STREETS HARTFORD, CONN. SCALE: 1 INCH=40 FEET FEB. 1982 ADDITIONS MAR. 1984, AUG. 1984, MAY 1985, PETERSEN & HOFFMAN-LAND SURVEYORS."
  - "DEMOLITION OF 340 CAPITOL AVENUE HARTFORD, CONNECTICUT STATE PROJECT NO: B1-28-089, SCALE: AS NOTED, LATEST REV. DATE: 02/25/02, ENGINEER: GIBBLE NORDEN CHAMPION BROWN CONSULTING ENGINEERS, INC. 130 ELM STREET, PO BOX 802 OLD SAYBROOK, CONNECTICUT 06475, SHEET NO. D-1 THROUGH D-5."
  - "SHEET #8 OF 17 PLAN & PROFILE SHOWING C.D.E.C. DISTRICT HEATING & COOLING SYSTEM CAPITOL AVENUE HARTFORD, CONN. ENERGY NETWORKS INCORP. DATE: MARCH, 1991 SCALE: HORIZ: 1"=20' VERT: 1"=4' SARGIS ASSOCIATES, INC."
  - "SHEET #9 OF 17 PLAN & PROFILE SHOWING C.D.E.C. DISTRICT HEATING & COOLING SYSTEM CAPITOL AVENUE HARTFORD, CONN. ENERGY NETWORKS INCORP. DATE: MARCH, 1991 SCALE: HORIZ: 1"=20' VERT: 1"=4' SARGIS ASSOCIATES, INC."
  - "PLAN SHOWING PROPOSED 12' EASEMENT FROM THE STATE OF CONN. (#340 CAPITOL AVE.) TO AFFILIATED RESOURCES CORP. FLOWER ST.- HARTFORD, CONN., DATE: SEPT. 3, 1986 SCALE: 1"=20' SAUL M. SARGIS, JR. & ASSOCIATE."
  - "ALTA/ACSM LAND TITLE SURVEY FOR: TIMES MIRROR COMPANY THE HARTFORD COURANT COMPANY IN THE CITY OF HARTFORD COUNTY OF HARTFORD STATE OF CONNECTICUT DATE: 2/25/97, SCALE: 1"=40', PROJECT NUMBER 97-05942, FUSS & O'NEILL INC. CONSULTING ENGINEERS."

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY/TOPOGRAPHIC, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND THE VERTICAL ACCURACY CONFORMS TO T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

- > THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 0005 B, DATED DECEMBER 4, 1986.
- > THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD MEEHAN, L.L.S. 12330



0' 20' 40' 60'  
SCALE: 1"=20'

**Meehan & Goodin**  
Engineers - Surveyors, P.C.  
387 North Main Street, Manchester, CT 06040  
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR  
**STATE OF CONNECTICUT**  
**DEPARTMENT OF PUBLIC WORKS**  
PROJECT B1-28-089 HARTFORD, CONN.

REVISION		DATE
ADD HOT/COLD WATER VALVES		08-28-2002

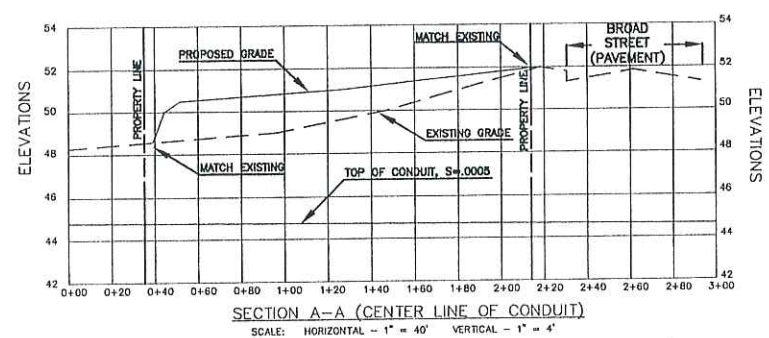
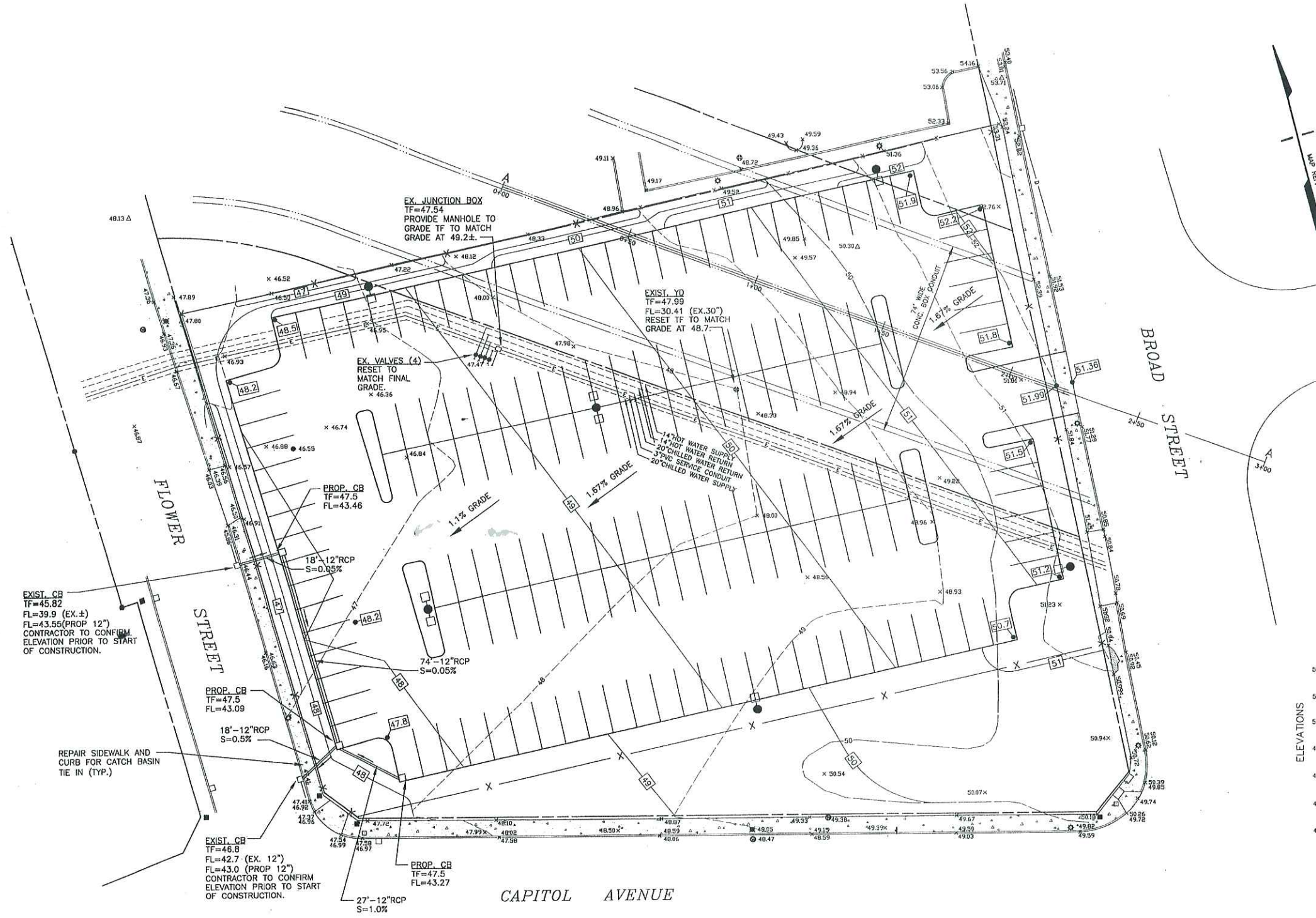
SCALE: 1" = 20'	DESIGN:	PROJECT: 02125	ACAD: 02125.DWG
DATE: JUNE 18, 2002	DRAFT: VSR	PROJECT: 02125	SHEET NO. 1 OF 4

- GENERAL NOTES:
- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
  - BASIS OF BEARINGS: MAP REF. 1.
  - VERTICAL DATUM IS M.D.C. AND IS BASED UPON M.D.C. BENCHMARK "SS".
  - PARCEL A: BOUNDARY LINE IS BASED UPON CONVEYANCE FROM CAPITOL & BROAD COMPANY TO STATE OF CONNECTICUT PER VOL. 2201, PG. 108, RECORDED 8/23/1984 WITH THE EXCEPTION OF A CONVEYANCE FROM THE STATE OF CONNECTICUT TO THE HARTFORD COURANT COMPANY PER VOL. 2439, PG. 217, RECORDED 7/11/1986.
  - PARCEL B: BOUNDARY LINE IS BASED UPON VARIOUS MAPS HEREON REFERENCED AND UPON ORDINANCE OF COMMON COUNCIL, PG. 622 DATED OCT. 8, 1982.
  - PARCEL C: BOUNDARY LINE IS BASED UPON CONVEYANCE FROM THE HARTFORD COURANT COMPANY TO STATE OF CONNECTICUT PER VOL. 2439, PG. 214, RECORDED 7/11/1986.
  - CALL BEFORE YOU DIG 1-800-822-4465: EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. THERE ARE UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION AND THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO VERIFY THAT EXISTING UTILITIES HAVE BEEN REMOVED, ABANDONED OR OTHERWISE ACCOUNTED FOR.
  - EXISTING TOPOGRAPHY BY MEEHAN & GOODIN, MAY, 2002. THE CONTRACTOR SHALL VERIFY AND CHECK THE BENCHMARK(S) SHOWN ON THIS PLAN, PRIOR TO CONSTRUCTION.
  - DURING THE COURSE OF THIS SURVEY THE SITE WAS UNDER DEMOLITION LIMITING THE TOPOGRAPHIC PROJECT AREA TO THE EXTERIOR OF THE PARCEL.
  - THE PROPERTY IS LOCATED IN A C-1 ZONE. SEE CITY OF HARTFORD ZONING ORDINANCE SEC. 35-262 THROUGH SEC. 35-272.

- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - STORM DRAIN
  - EXISTING SPOT GRADE
  - HYD
  - EXIST. SURVEY NAIL
  - CITY MS
  - TOP OF FRAME
  - FLOW LINE
  - UTILITY POLE
  - CATCH BASIN
  - YARD DRAIN
  - WATER GATE
  - LIGHT POLE

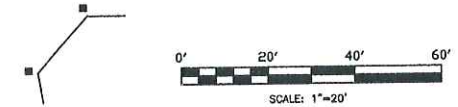
M.D.C. BENCHMARK SS  
Δ CUT ON BROWNSTONE TABLE  
EL=48.51 (M.D.C. DATUM)

BENCHMARK #1000  
TOP CITY MERESTONE  
EL=50.02 (M.D.C. DATUM)



LEGEND	
---	EXISTING CONTOUR
x	EXISTING SPOT GRADE
-	PROPOSED CONTOUR
-	PROPOSED SPOT GRADE

- GENERAL NOTES:
- SPOT GRADES TAKEN AT TIME OF BUILDING DEMOLITION, 2002.
  - SEE SHEET 1 AND STATE DEMOLITION PLANS FOR EXISTING UTILITIES.



<b>REVISION</b> ADD HOT/COLD WATER VALVES 08-26-2002 SHOW LIGHTING / ADD CROSS-SECTION 08-05-2002 RELOCATE BROAD STREET LIGHT 10-29-2002 DRAINAGE FLOWER ST 07-24-2003		<b>DATE</b> 08-26-2002 08-05-2002 10-29-2002 07-24-2003	
SEAL & SIGNATURE:		NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE LOANED, COPIED, REPRODUCED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL WARRANTIES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREIN.	
Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8808		PLAN PREPARED FOR <b>STATE OF CONNECTICUT</b> <b>DEPARTMENT OF PUBLIC WORKS</b> PROJECT B1-2B-089 HARTFORD, CONN.	
<b>GRADING PLAN</b>			
SCALE: 1" = 20' DATE: JUNE 18, 2002		DESIGN: MG DRAFT: AS PROJECT: 02125 ACAD: 02125.DWG T:\SC13\WORK\02125 SHEET NO. 3 OF 4	



